

- I. The following proposals must also be obtained:
 - a. U.S. Army Corps. of Engineers (Wetlands permit).
 - b. NJDEP (sewer extension and stream encroachment).
 - c. Middlesex County P.D. (site plan)
- J. All proposed streets, parking areas, drainage facilities, open space (except the public bike path easement in paragraph F above) shall be privately owned and maintained by a property owners association.
- K. A blanket easement shall be provided for Township maintenance of the proposed public sewer and water lines.
- L. The plan shall be revised to provide an adequate number of permanent solid waste containers on site for domestic waste or individual containers subject to Township approval.
- M. Property owners association documents shall include, in addition to other items required by law, reference to sight easements as shown on the site plan; and restrictions preventing any further development of the open space areas not incidental to the natural openness of these areas.
- N. Compliance with the 4/11/88 memorandum from Lawrence E. Duff (copy attached) except the 20" water main shall not be required.
- O. The proposed access road to New Road shall remain until proposed Route 522 is open for public use between New Road and Kingston Lane. This portion of proposed Route 522 is also known as Section 3 of the Route 522 project, as designed by NJDOT. Upon the opening of this portion of Route 522, the applicant shall immediately close the access to New Road and proceed to transform it for use by emergency vehicles only. Such transformation shall be designed to discourage a use by unauthorized vehicles, and shall be detailed on a submittal for final site plan approval of Section 1 of the project.
- P. Paved transition areas from the proposed curbing on New Road shall be provided to meet existing pavement.

- Q. Additional sidewalks shall be provided in front of the dwelling units on Woods Lane and along the west side of Lilac Court and along the east side of Witchhazel Court.
- R. All elevated walkways shall be a minimum of 4' in width.
- S. A contingency/emergency action plans shall be subject to approval of the Health Officer and Fire Prevention Officer,
- T. An agreement shall be required between the applicant, Planning Board and Township Committee to insure that 191 units of rental affordable housing shall be provided on the subsequent sections of the project, and that these units shall be constructed in accordance with the phasing, location and bedroom mix requirements of the Township Ordinance, and all other rules and regulations of the South Brunswick Township Affordable Housing Agency and the NJ Council on Affordable Housing. This agreement shall include provisions to insure that it will "run with the land" and thereby obligate any developer(s) to comply. This agreement shall also include provisions to insure that open space and recreation facilities are distributed equitably and in adequate location and amount. Majority of the affordable housing units shall be located in the next two sections of which site plan approval is sought.
- U. No clearing of or construction on the site shall take place on the site until all approvals of other agencies are received and all conditions of this Resolution pertaining to Section I are satisfied.
- V. Applicant will further attempt to provide additional off street parking on site within Section I, notwithstanding the granting of the variance herein.
- W. No off street parking variances will be requested for other sections of this development.
- X. The applicant is advised that the master plan indicates a proposed school site in the remaining portions of the tract, and that provision for this site shall be part of the submission of subsequent sections.

- Y. The applicant shall construct two lanes excluding the top course of proposed Northumberland Way as part of the Section I from proposed Route 522 to Major Road as depicted on the site plan. The applicant shall be responsible for obtaining any and all permits and easements necessary for this construction.
- Z. The two-lane portion of proposed Northumberland Way referred to in paragraph 24 above shall be open for public use prior to the issuance of any certificates of occupancy for dwelling units in Section 1. The top course shall be installed concurrent with the construction of subsequent phases.
- AA. The developer is hereby advised that off tract roadway improvements will be required for subsequent sections.
- BB. Building permits shall be limited to no more than 75 dwelling units during any twelve month period, commencing at the time of passage of this resolution. This limitation shall remain throughout construction of Section 1 unless and until proposed Route 522 is opened for public use between New Road and Kingston Lane.
- CC. The approval is subject to approval of all agencies to a revised sewer service franchise area, which would ultimately allow sanitary sewerage treatment at the Stoney Brook Utilities Authority facility.
- DD. Revised plans shall be submitted showing existing sanitary lines in the vicinity of Major Road, and provision for an extension of proposed sanitary sewer lines to provide for potential service to the properties west of the applicant's property, Town Center - Mindel as defined in Ordinance #30-87, to be installed concurrently with the construction of proposed Northumberland Way.

**MINUTES OF A WORK SESSION OF THE TOWNSHIP
COUNCIL OF THE TOWNSHIP OF SOUTH BRUNSWICK**

June 12, 2001

The meeting was called to order at 8:56 P.M. by Mayor Johnson, followed by the Pledge of Allegiance.

Roll Call:

Ms. Barrett	Present
Mr. Gambatese	Present
Mr. Luciano	Present
Mr. Van Hessen	Absent
Ms. Johnson	Present

Also Present: Mr. Watkins, Township Manager; Mr. Urbanik, Deputy Township Manager; Mr. Sears, Township Attorney; ; Mr. Cornell, Assistant Township Engineer; Mrs. Patterson, Township Clerk; Mr. Schmalz, Public Affairs Coordinator.

Open Public Meeting Statement

Mayor Johnson read the following statement:

In compliance with Chapter 231 of Public Laws of 1975, notice of this meeting was given by way of annual notice filed with the Township Clerk, the South Brunswick Post, the Home News Tribune and the Trenton Times, and posted on the bulletin board in the South Brunswick Township Municipal Complex, January 3, 2001.

Executive Session

Council went into Executive Session at 8:57 p.m.

The Work Session reconvened at 9:40 p.m.

Mr. Watkins left the meeting.

Transition Task Force Presentation – Library Board

Gwen Southgate, Alfred Kady, Ruth Spataro, Jane Snyder, and Dean Behrend, members of the Transition Task Force, discussed the recommendations for a revision to the Library Board of Trustees Ordinance.

Action: An ordinance will be prepared for introduction at the June 19, 2001 regular meeting.

Mr. Watkins returned to the meeting during the discussion.

Transition Task Force Presentation – Joint Township Advisory Committee for the Village of Kingston

Gwen Southgate, Alfred Kady, Ruth Spataro, Jane Snyder, and Dean Behrend, members of the Transition Task Force, discussed the draft ordinance that was prepared in 1999, that would now be necessary now that Kingston has been recognized by the State as an official village center.

Action: It was agreed that a subcommittee should be formed which would include Council members of South Brunswick and Council members of Franklin, with Kingston Initiative members to sit in on discussions for input. They also discussed the need for Mr. Marshall and possibly the Planning Board Attorney to research this matter in regard to being in compliance with all laws before the Joint Committee is formed. The Transition Task Force members present agreed to have their terms extended beyond June in order to work on this project later in the year. The appropriate resolutions will be drafted for approval at the June 19, 2001 regular meeting.

Presentation by Brinkerhoff Environmental Services – Brownfields Property

Representatives from Brinkerhoff Environmental Services could not be present, but it was explained that they are proposing to provide professional environmental services to assist the Township with management of Brownfields/potentially contaminated properties. They would like to apply for and receive a grant, which would then fund this project.

Action: After discussion, it was agreed that a resolution would be prepared for the regular meeting of June 19, 2001.

Sewer Pump Station 2A Plan Review

Mr. Wayne Simpson, of the Alaimo Group and Mr. Bob Griggs, Sewer Supervisor discussed the proposed Pump Station 2A project. They discussed how this project has been affected by the Cranbury Sewer Litigation settlement and it was noted that the funding is already available from previous bond ordinances.

Action: A resolution will be prepared for the regular meeting of June 19, 2001.

Southridge Woods – Affordable Senior Apartments

Mr. Watkins explained that Ms. DeSena is requesting that the age restriction be lifted on 72 of these units, as there is not enough demand for them. Mr. Sears stated that he spoke with the Executive Director of COAH and was told that just a letter to COAH would suffice.

Action: It was agreed to lift the age restriction from these units. A letter will be prepared to be sent to COAH.

Removal of Planning Board Member

Mr. Sears explained that Township Code corresponds with State statute in regard to the removal of Planning Board members for lack of attendance. He said that formal notice has been sent to this member and he has the right to have a hearing before removal, if he requests one. Ms. Johnson stated that this individual has attended approximately three meetings the entire year. Council also discussed the possible removal of another member, but it was determined that the attendance records reflect that they would be unable to do that at this time.

Action: A resolution will be prepared for the regular meeting of June 19, 2001.

Fujiko Liquor License Renewal

Mrs. Patterson reported that due to the Special Ruling issued by the Director of the Division of Alcoholic Beverage Control, the Township is unable to act on the renewal of this liquor license, as it would have had to been active and operating by June 30, 2001.

Action: A resolution will be prepared for the regular meeting of June 19, 2001.

Mrs. Patterson also explained that there are some problems with the timing for transfer and renewal of the inactive Bud & Edith's license. Council agreed that if necessary, they would hold a special meeting on June 26th in order to pass the appropriate resolution.

Chutney Manor Liquor License Renewal

Mr. Sears discussed Council's options in regard to the renewal of this liquor license. He said that there have been no noise complaints filed since before April 26th. He reviewed all of the conditions placed on the license last year and stated that Council can remove any of them that they feel appropriate. Council discussed their options, and agreed that some of the conditions should be modified at this time, but others should remain in place.

Action: A resolution will be prepared for the regular meeting of June 19, 2001. Mr. Sears will review the conditions and modify any that he feels appropriate, based on discussion this evening. Council will then review them at next week's meeting, prior to adoption of the resolution.

Truck Weight Limit on Rt. 27

Mr. Schmalz gave an update on the investigation into the possible restriction of truck traffic on Rt. 27. He discussed Mr. Sears' report on the issue and also stated that this type of ban would be very hard for the local police to enforce. He said that the next step would be to go to the Department of Transportation in order to get Rt. 27 included in the New Jersey Access System.

Action: After discussion, it was agreed that this would have to be a joint effort with other communities. Mr. Watkins reported that he has already spoke with the Township Manager of Franklin and they plan to meet on this issue, as Franklin has already expressed an interest in supporting this. It was also suggested that Princeton Borough and Mercer County be contacted.